



85 Ladies Mile Road, Brighton, BN1 8TB

Spencer  
& Leigh

85, Ladies Mile Road,  
Brighton, BN1 8TB

Guide Price £500,000 - £550,000 Freehold

- Extended semi-detached family home
- Three first floor bedrooms
- Spacious living/dining room with wood burning stove
- Modern fitted kitchen
- Ground floor cloakroom
- Stylish family bathroom
- Lawned rear garden with gated access directly onto a park
- Pretty conservatory overlooking the garden
- Outbuilding/garden room
- Potential to extend into the loft subject to necessary consents

GUIDE PRICE £500,000 - £550,000

This extended three-bedroom semi-detached family home offers a delightful blend of comfort and modern living. Spanning an impressive 1,001 square feet, the property boasts well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

Upon entering, you are greeted by a spacious living/dining room, complete with a cosy wood-burning stove, perfect for those chilly evenings. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs. Additionally, the ground floor cloakroom adds convenience for family and guests alike.

The first floor features three inviting bedrooms, each offering a peaceful retreat. The stylish family bathroom is designed with contemporary fixtures, ensuring a pleasant experience for all.

One of the standout features of this property is the lawned rear garden, which provides a serene outdoor space for children to play or for hosting summer gatherings. The gated access directly onto the park enhances the appeal, allowing for easy enjoyment of the surrounding green spaces.

The garage has been converted into a garden room, perfect for working from home and has a separate room for storage. Furthermore, there is potential to extend into the loft, subject to the necessary consents, offering the opportunity to create additional living space tailored to your needs.

This home is ideally situated in a friendly neighbourhood, making it perfect for families seeking a blend of suburban tranquillity and proximity to Brighton's vibrant amenities. Do not miss the chance to make this lovely property your own.



Ladies Mile Road is a much sought after location situated within Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance  
Entrance Hallway  
Living Room  
11'9 x 11'7  
Dining Room  
11'9 x 10'5  
Kitchen  
14' x 6'6  
Conservatory  
9'4 x 6'5  
G/f Cloakroom  
Stairs rising to First Floor  
Bedroom  
14'1 x 11'1  
Bedroom  
11'10 x 11'2  
Bedroom  
7'10 x 7'5  
Family Bathroom  
OUTSIDE  
Rear Garden  
Outbuilding  
10'5 x 7'10  
Outbuilding  
9'4 x 8'11  
Property Information  
Council Tax Band D: £2,455.79 2025/2026  
Utilities: Mains Gas, Mains Electric, Mains water and sewerage  
Parking: Shared driveway and un-restricted on street parking  
Broadband: Standard 13 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps available (OFCOM checker)  
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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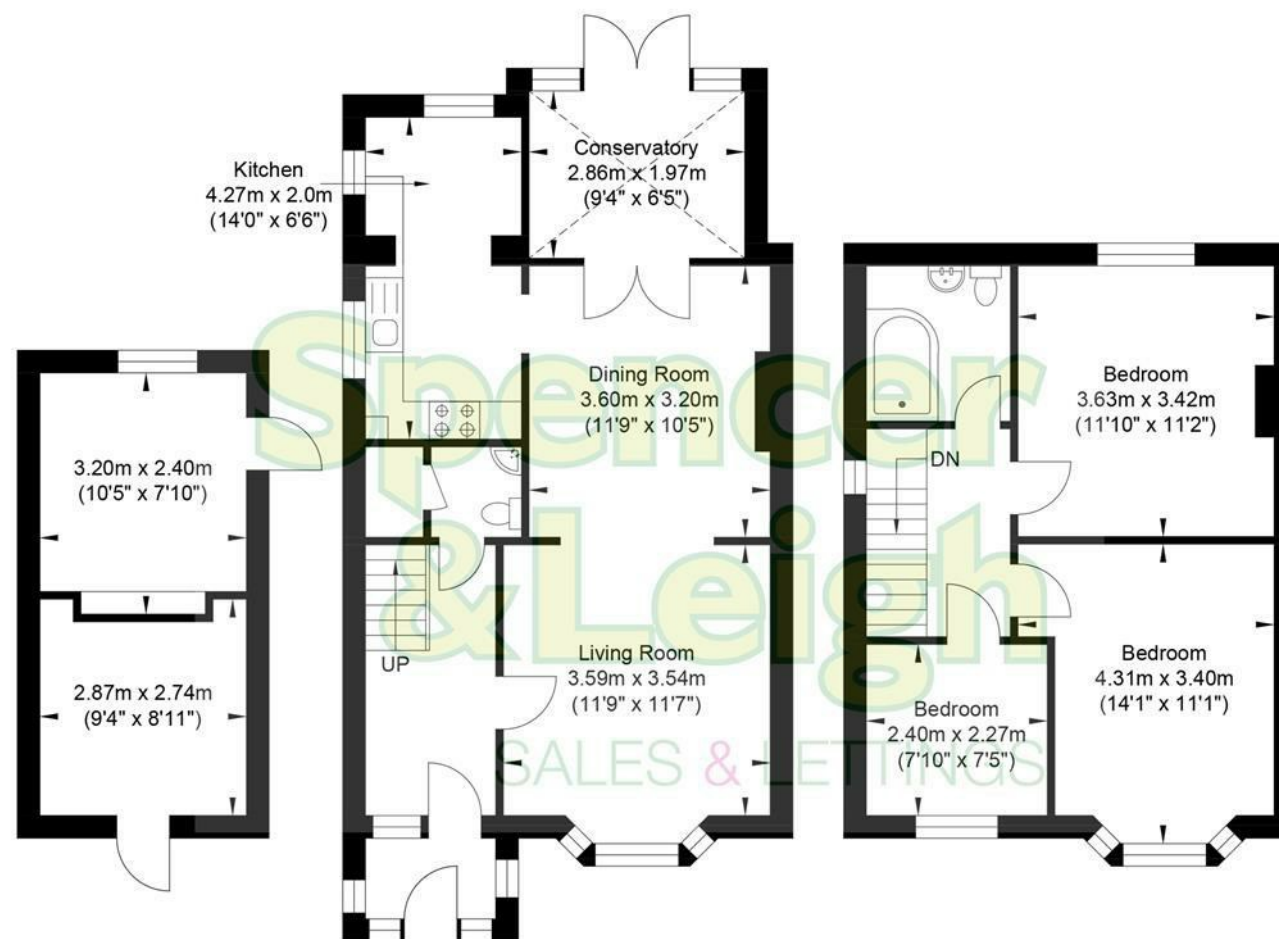


Council:- BHCC  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Ladies' Mile Road



Outbuilding  
 Approximate Floor Area  
 173.08 sq ft  
 (16.08 sq m)

Ground Floor  
 Approximate Floor Area  
 570.37 sq ft  
 (52.99 sq m)

First Floor  
 Approximate Floor Area  
 430.55 sq ft  
 (40.0 sq m)



Approximate Gross Internal (Excluding Outbuilding) Area = 92.99 sq m / 1000.92 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.